

SITE IMPROVEMENT PLAN

SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING SUBLT NO. 40 IN LITTLE MOUNTAIN COUNTRY CLUB SUBDIVISION, OF PART OF ORIGINAL LOT NO. 12, 13, 17, 18, 23 & 24, IN TRACT NO. 3 & 4 IN SAID TOWNSHIP AND RECORDED IN VOL. 39, PG. 13 OF LAKE COUNTY PLAT RECORDS.

FOR: FOX POINTE BUILDERS

AS-BUILT GRADE CERTIFICATION

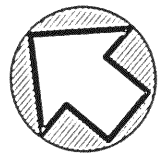
I HEREBY CERTIFY THAT ACTUAL FIELD OBSERVATIONS OF ELEVATIONS HAVE BEEN MADE UNDER MY SUPERVISION ON AND THAT THE GRADES SHOWN ACCURATELY DEPICT THE AS-BUILT CONDITIONS OBSERVED. I FURTHER CERTIFY THAT BOUNDARY MONUMENTS HAVE BEEN PLACED AT EACH CORNER OF THE PROPERTY IN ACCORDANCE WITH CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

HOWARD R. SELEE, OHIO SURVEYOR #5471

BOUNDARY SURVEY CERTIFICATION:

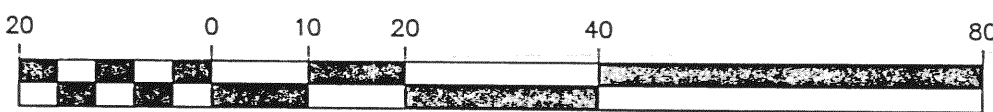
THIS IS TO CERTIFY THAT AT THE REQUEST OF FOX POINTE BUILDERS, I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON AND CONTAINING 1.0005 ACRES OF LAND. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES. TOPOGRAPHY SHOWN HEREON, INDICATED BY ONE (1) FOOT CONTOURS AND ELEVATIONS, REPRESENTS THE ACTUAL OBSERVED SITE GRADES OF SEPTEMBER 9, 2002. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HOWARD R. SELEE, OHIO SURVEYOR #5471



NORTH

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FT.

SEPTEMBER 18, 2002

ROOF DRAINS
SHALL DRAIN
TO SPLASH BLOCKS.
WASH BLOCKS.

CERTIFICATION:

DIMENSIONS SHOWN ARE HEREON EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Howard R. Selee
HOWARD R. SELEE, REG. SURVEYOR #5471

9-18-02
DATE

Grading Plan Approved
as shown and/or noted
JAMES R. GILLS, P.E.
Lake County Engineer

By *JRG* Date *9/23/02*

CONCORD TOWNSHIP ZONING OFFICE
ZONING PERMIT # *0902-10784*

ISSUED *9-20-2002*

SUBJECT TO APPROVAL BY:

- ☐ Lake Co. Sanitary Engineer
☐ Lake Co. Eng. Dept.
☐ Lake Co. Planning Comm.
☒ Lake Co. Building Dept.
☒ Lake Co. Soil & Water Cons. Dist.

NOTES:

BENCH MARK: TOP OF HYDRANT
OPPOSITE SUBLT NO. 40.
ELEVATION = 919.52

CONTRACTOR TO VERIFY SANITARY
CONNECTION DEPTH BEFORE
BASEMENT EXCAVATION.

① IRON PIN FOUND.

- 907.0 INDICATES EXISTING ELEVATION
908.0* INDICATES PROPOSED GRADE
--- 909 --- INDICATES EXISTING CONTOUR LINE
--- 910 --- INDICATES PROPOSED CONTOUR LINE
--- 911 --- INDICATES DIRECTION OF SURFACE
WATER AFTER FINISH GRADING.

- ① R = 675.00
Δ = 90°48'26"
A = 1069.80
C = 961.30
N43°33'17"W
- ② R = 705.00
Δ = 09°29'10"
A = 116.72
C = 116.59
N39°13'31"W

OAKMOUNT

WAY

60'

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129
(216) 398-0280 SCALE: 1" = 20' FILE NO. 01456-40

SELEE & ASSOC.